

Economic Profile



The City of Happy Valley is home to Oregon's largest health-care industry and related businesses sector and it is growing. Anchor's include Kaiser Sunnyside Medical Center, Providence Clackamas Medical Plaza, Providence Medical Office Building, and are joined by more than two dozen medical related businesses within a two mile radius. Providence's newest medical office building opens in 2009 and will begin work on its hospital campus near Highway 212 and SE 162nd in the new Rock Creek business district in the near future.

The new Eagle Landing development is in the process of planning a complete lifestyle environment with housing, excellent transportation access, shopping/services, and workplaces for not only the healthcare professionals, but also for those working in real estate offices, corporate headquarters, financial/banking institutions and more.

In addition to the County's healthcare economic engine; new retail/service developments have been completed which includes the Happy Valley Town Center anchored by New Seasons Market (a highly sought after premium grocery store). Happy Valley's city planners, City Council and actively involved citizens are working together to create a well planned and balanced community with opportunities for significant economic development.



Eagle Landing is planned to be a thriving business and commercial district



Happy Valley - in the heart of Clackamas County's healthcare industry

Preserve, Serve and Enrich

Business Advantages

- Streamlined planning/building permit process for quick turn-around time
- Facility siting and demographic assistance
- Many acres available for commercial and industrial development
- Low property tax rate
- 11 miles to Portland International Airport and 13 miles to downtown Portland
- 40,000 vehicles pass through Happy Valley daily on Sunnyside Road, the area's major arterial connecting I-205 to Highway 26
- Excellent fire and police protection
- \$95,922 median family income (1999 dollars, U.S. census 2000) highest in state
- Large average household size

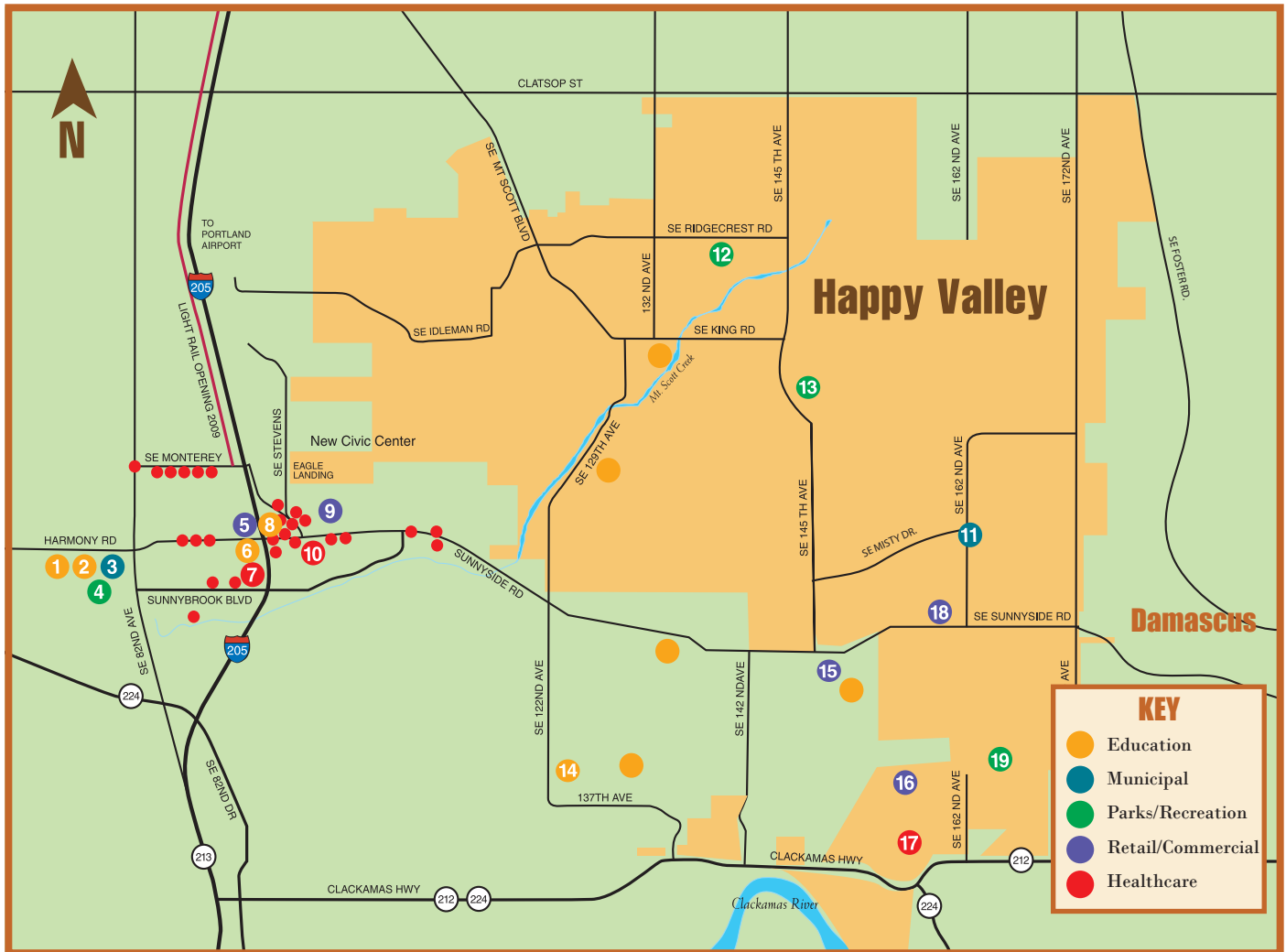
"Happy Valley's businesses are important to our City and are the driving force behind our City's identity."

Happy Valley Business Alliance

Lifestyle Advantages

- Suburban lifestyle in mild climate, close to urban amenities
- Quality housing options
- Excellent public schools and easy access to local colleges and universities
- Nearby Mt. Hood and the Mt. Hood National Forest, Clackamas River, Cascade Mountains and the Columbia River Gorge provide great hiking, biking, golf, boating, fishing and winter sports

Happy Valley & Surrounding Area



Map not to scale

Legend

- | | | |
|----------------------------------------------------------------|--------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|
| 1. Clackamas Community College
7738 SE Harmony Road | 7. Providence Clackamas Medical Plaza
9290 SE Sunnybrook Road | 14. Clackamas High School
14486 SE 122nd |
| 2. Oregon Institute of Technology
7726 SE Harmony Road | 8. University of Phoenix
12250 SE 93rd | 15. Sunnyside Village Square
14734 SE Sunnyside Road |
| 3. North Clackamas Chamber of Commerce
7740 SE Harmony Road | 9. Eagle Landing Commercial Center
Near SE Monterey & Stevens Streets | 16. Future Rock Creek Business District |
| 4. North Clackamas Aquatic Center
SE Harmony Road & SE 82nd | 10. Kaiser Sunnyside Medical Center
10180 SE Sunnyside Road | 17. Future home of Providence Hospital
Complex
Hwy 212 & SE 162nd |
| 5. Clackamas Town Center
12000 SE 82nd Ave | 11. Happy Valley City Hall
16000 SE Misty Drive | 18. Happy Valley Town Center Development
anchored by New Seasons Market
SE Sunnyside Road & 162nd Avenue |
| 6. Pioneer Pacific College
8800 SE Sunnyside Road | 12. Happy Valley Park (56 acres)
13770 SE Ridgcrest Road | 19. Future home of 162nd Avenue Community Park
SE 162nd Ave (35 acres) |
| | 13. Scouters Mountain
Boy Scout Camp (200 acres) | |

City Manager

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